001.0	0001	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,900 /	764,900
					USE VALUE:	764,900 /	764,900
					ASSESSED:	764,900 /	764,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102	-106	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKOU LLC
Owner 2:	
Owner 3:	
Street 1:	31 MARATHON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARANIAN LINDA -
Owner 2:	KOUSOULOS DEBRA -
Street 1:	10 DOROTHY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,484 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 2205 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	2484.000	227,700		537,200	764,900
Total Card	0.057	227,700		537,200	764,900
Total Parcel	0.057	227,700		537,200	764,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.89 | /Parcel: 346.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28
GIS Ref	
GIS Ref	
Insp Date	03/12/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	227,700	0	2,484.	527,900	755,600	755,600	Year End Roll	12/18/2019
2019	325	FV	216,600	0	2,484.	496,800	713,400	713,400	Year End Roll	1/3/2019
2018	325	FV	216,600	0	2,484.	434,700	651,300	651,300	Year End Roll	12/20/2017
2017	325	FV	216,600	0	2,484.	341,600	558,200	558,200	Year End Roll	1/3/2017
2016	325	FV	216,600	0	2,484.	341,600	558,200	558,200	Year End	1/4/2016
2015	325	FV	194,300	0	2,484.	186,300	380,600	380,600	Year End Roll	12/11/2014
2014	325	FV	194,300	0	2,484.	186,300	380,600	380,600	Year End Roll	12/16/2013
2013	325	FV	194,300	0	2,484.	186,300	380,600	380,600		12/13/2012

!1!

PRINT

Date	Time
12/10/20	15:54:19

LAST REV

Date	Time
11/06/20	09:46:06
mmcmakin	
1	

USER DEFINED

Prior Id # 1:	28
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARANIAN LINDA,	1564-95		10/27/2020	Convenience	1	No	No		
	972-98		7/1/1983		1	No	No		Dorothy Martin aka Dorothy Fereshetian dod 6/

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2017	1021	Manual	10,200	C				
3/23/2009	157	Re-Roof	9,980					
7/22/2002	572	Alterati	15,500	C				
4/11/2001	218	Alterati	15,000	C				PARTITION FOR 2 RO
10/16/1995	594	Manual	900					AWNING

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2019	I & E Return	MM	Mary M
3/5/2018	Mail Update	MM	Mary M
3/12/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2484		Sq. Ft.	Site		0	43.25	5.00	CG									537,165						537,200	

Total AC/HA:	0.05702	Total SF/SM:	2484	Parcel LUC:	325	Store	Prime NB Desc:	COMM GD	Total:	537,165	Spl Credit		Total:	537,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	RED/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	50	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	0.95519346
Adj $ / SQ:	119.399
Other Features:	6750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350269
Depreciation:	122594
Depreciated Total:	227675

COMMENTS

1930 / CAMBRIDGE TYPEWRITER, , VITAL SIGNS, PERSONAL CARE CHIROPRACTIC MASSAGE.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	3

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

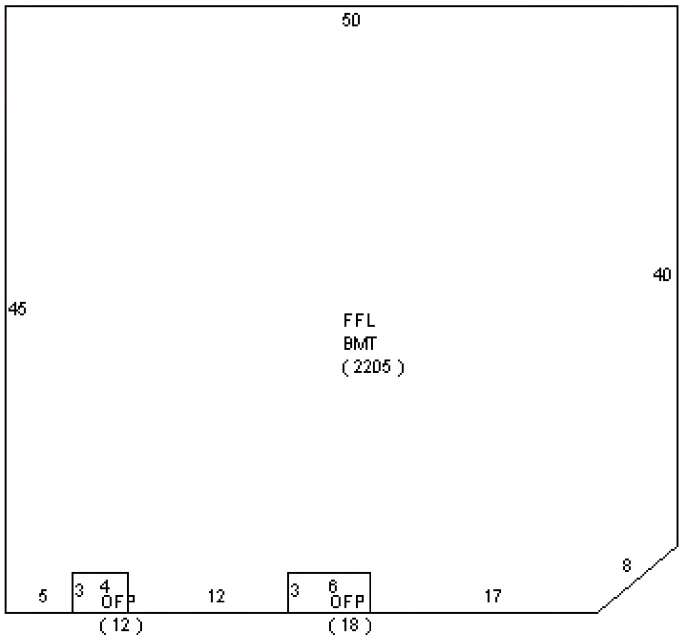
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
74	030.0-0001-0003.0		4/10/1998	319,000

WtAv$/SQ:		AvRate:	74	Ind.Val	195200.0000

Juris. Factor:	1.00	Before Depr:	119.40
Special Features:	0	Val/Su Net:	51.28
Final Total:	227700	Val/Su SzAd	103.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,205	35.820	78,983
FFL	First Floor	2,205	119.400	263,275
OFP	Open Porch	30	42.030	1,261

Net Sketched Area:	4,440			Total:	343,519
Size Ad	2205	Gross Are	4440	FinArea	2205

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc